

**Green Building Subcommittee of the
Single Family Design Guidelines/
Neighborhood Preservation Ordinance Update Committee**

Notes for

**June 28, 2005 Meeting
7:30 AM – 11:00 AM**

Attendance:

Helene Schneider

Dianne Channing

Charmaine Jacobs

Vadim Hsu (joined after BuiltGreen training)

- I. BuiltGreen Training, David Gebhard Hearing Room
Hosted by Building Department and GreenBuilt to familiarize Building Staff with GreenBuilt program and potential green building incentives discussion.
- II. Subcommittee Discussion of Issue Paper J, as a follow-up to Steering Committee May 20th and June 10th discussions. The Subcommittee slightly altered the original proposal in Issue Paper J, to recommend the following. Basically, the Subcommittee supports the larger City effort to institute green building incentives through expedited plan check. For the NPO specifically, a GreenBuilt program as the proposed “green standard” with administrative review for some single family design review projects available as an incentive appears reasonable. The following proposal would not lead to projects with a lower aesthetic standards than other projects, i.e. green projects would be held to the same aesthetic standards as other projects. An option for requiring the GreenBuilt program or an in-lieu “green fee” for projects over 4,000 square feet was also agreed upon for recommendation. Following is a more detailed NPO Green incentive program, as recommended by the Green Subcommittee.

Single Family Design Guidelines/Neighborhood Preservation Ordinance Update

As part of the Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) Update process, the Steering Committee considered whether green routing incentives should be available for the Design Review process as well as for expedited plan checks. During it’s meetings on May 20th and June 10th, the Steering Committee discussed single family project application routing. The background information for their discussion is in Issue Paper J, available on-line¹. The outcome of these discussions will not be known until early 2006, after additional discussion and revisions at various review

¹ To access a copy of Issue Paper J Part I and Part II, see links under “Meeting 25” and “Meeting 26” on the following website: <http://www.santabarbaraca.gov/Resident/Community/Planning/NPO.htm>

bodies, concluding with City Council adoption. Following is an interim update on green design review routing incentive options being considered in the SFDG/NPO Update.

Routing Incentive for Small Additions

The SFDG/NPO Update Steering Committee considered a Green Building incentive for “not too tall” and “small” single-family additions to be eligible for Administrative Staff Design Review, rather than review at the ABR. Administrative review is less costly and may be more timely than either a Consent or Full Board review. Typically, three weeks to two months of processing time or more might be saved through an Administrative Review rather than an Architectural Board of Review (ABR) process. This would be a “Design Review routing incentive” for these small projects. Under the proposal, projects which are small and not too tall, but *not* green, would not be eligible for Administrative Review and instead would be routed to the lengthier review process. Eligibility for this routing incentive would be determined as follows:

Both Infill & Hillside minimum requirements:

- BuiltGreen two-star level proposal &
- Clearly meets Single Family Design Guidelines and Administrative Review Criteria &
- No vegetative roof or second unit proposal

Infill

- under 25’ maximum building height &
- “small”: < 50% of 1992 sq. ft. &
< 500 sq.ft. 2nd floor addition &
< 750 sq.ft. total, including the 1st and 2nd floors
< 85% of max. FAR

Hillside Design District

- under 25’ maximum building height &
- “small”: < 120 sq.ft. &
< 15’ tall &
< 50 cubic yards of grading

Projects Ineligible for Green Administrative Design Review Routing Incentive

Initially, the Steering Committee was concerned this incentive might lead to unattractive homes. This proposal is structured so that the quality of design for structures resulting from an Administrative Design Review process would be on par with the design quality of structures undergoing ABR review. Staff reviewed the Built Green checklist and found 19 of the approximately 250 total checklist items could alter the exterior appearance of the project structure or landscaping, listed in Attachment 5. The following two categories of projects might pose design issues and therefore, would NOT be eligible for this incentive. With such safeguards, design quality is assured for projects receiving the Administrative Design Review routing incentive.

- If Staff identifies inconsistency with guidelines, the proposed project will be referred to the ABR and the Administrative Routing incentive would no longer be available. For example, projects with visible green items, such as special window placement, skylights, cistern equipment, or solar tubes, **would only be eligible for Administrative review routing incentives if they comply with Single-Family Design Guidelines and Administrative Review criteria.**
- Projects with **vegetated roofing or accessory dwelling unit components would not be eligible for Administrative Design Review** routing due to the special issues posed by these project components.

Two-star and above green projects ineligible for Administrative Design Review would still be eligible for the expedited plan check and recognition programs.

Green Requirement for Homes Greater than 4,000 Square Feet

An interesting idea for consideration is a unique “Green Building Requirement” for home proposals which would result in over 4,000 square feet as follows:

Proposals for home additions which would result in a home greater than 4,000 square feet, including accessory structures on-site², would be required to either:

- Build the added square footage at a two-star BuiltGreen level or
- Pay an in-lieu “green fee” to help fund some of the City’s green incentive program implementation costs

Implementing this draft idea would be very innovative, as the City currently does not require “Green Building” for commercial or multi-family projects. Given that the single-family routing and triggers are being overhauled at this time, however, this idea is presented as an interesting option for further potential exploration. Homes over 4,000 square feet pose sizeable resource consumption and construction impacts. A two-star BuiltGreen requirement for homes over 4,000 square feet would help to lessen the environmental and community impact of larger single-family developments. Applicants who do not want to build at a two-star green level or pay an in-lieu “green fee” could instead choose to build a home less than 4,000 square feet. A very flexible home program can be achieved under 4,000 square feet. The environmental impact of the home under 4,000 square feet would likely be less than the 4,000 sq. ft. plus home built green.

² However, if there are two units on a site, the individual unit with a project proposal would need to exceed 4,000 sq. ft. for the two-star BuiltGreen requirement to be triggered. In other words, the total of the two units would not be the figure used to determine the trigger, only the total of the project unit and its associated structures would be considered.